

MINUTES
BOARD OF ZONING APPEALS
July 19, 2016

The Wyoming Board of Zoning Appeals met on July 19, 2016 at 5:30 p.m. in the Council Chambers at the City Building. Councilmember Eismeier called the meeting to order at 5:37 p.m. Attendance was as follows:

MEMBERS:

Robert Kearns
Charlie Jahnigen
Jennifer Eismeier

OTHERS:

Megan Statt Blake, Assistant Community Development Director

1405 Maple Avenue. Continuation of Case #6-16, Front Yard Driveway Width Issue

Mr. Darin Ladd, the applicant and property owner of 1405 Maple Avenue, addressed the Members. Mr. Ladd stated that he took the recommendations of the Members at the last meeting and revised his driveway proposal. He reduced the size of the driveway apron and also drew it to be more angular rather than curved. He also calculated the amount of surface area of the driveway and his measurements indicate that his revised proposal contains 15% more surface area than the Code allows.

Ms. Eismeier clarified that the driveway apron has been reduced from what was previously submitted. Mr. Ladd stated that the apron is down to 13' wide versus 15' which he initially proposed. Mr. Ladd had provided the Members, in advance of the meeting, a color rendering of the new driveway configuration with a reduced apron area and a draft landscaping plan. The color renderings also included outlines of the two vehicles that are regularly parked in the driveway in an attempt to show the overall scale of the property with the proposed driveway constructed.

Ms. Statt Blake commented that in some cases, the landscaping plan becomes an important part of granting a variance in an effort to help soften an effect or create a buffer. In widening the driveway from what is there now, the proposed landscape plantings should be clarified and specified, and she suggested that the Members consider landscaping items in their motion. Doing so allows the Department to return to the property owner and confirm or require that the landscaping approved in a variance is being honored.

Mr. Ladd explained that the proposed grasses along the street are an idea to help soften the side yard view. There will also be flowering plant areas along the driveway apron near the street, and medium size shrubs throughout the side yard. Currently, the side yards

looks like a forest and Mr. Ladd stated that he would like to soften the area with shrubs, trees, and remove the honeysuckle.

Ms. Eismeier suggested that Mr. Ladd replace any honeysuckle with viburnum or evergreen plantings. These types of shrubs provide better screening and help control erosion of the creek banks.

Ms. Eismeier asked for clarification on the new color rendering where it indicates that most of the front lawn would be removed. Mr. Ladd stated that due to the heavy vegetation and total shade that the trees provide the property, it is very difficult to grow grass. He would prefer to remove the small strips and patches of grass and replace it with multiple planting beds.

Mr. Kearns commented on the measurements shown on the proposed drawings and that there may appear to be miscalculations in the width of the driveway with it being either 20 feet or 30 feet wide. Mr. Ladd explained that when you add in the proposed driveway apron squares, the driveway reflects a rectangle and the driveway is 20 feet wide at the house end. Ms. Eismeier clarified that the proposed driveway as submitted represents a 15% increase in pavement from what was there before. Mr. Ladd confirmed that is correct.

Ms. Eismeier thanked Mr. Ladd for returning to the Board with additional information and color renderings. She commented that the Board had expressed its concerns at the July 12th meeting with Mr. Ladd that he purchased the home knowing there was a one car garage and single width driveway. The Board specified that the driveway apron at the street be no wider than 16 feet which is a typical width. Ms. Eismeier stated that she would like this detail noted on the final specifications that will be submitted for a revised permit.

Mr. Jahnigen commented that the revised plan looks significantly better than what was initially submitted and the measurements are accurate and that his overall submission was well thought-out.

Mr. Kearns commented that he appreciates the reduction of the driveway apron. He added that the house was purchased with a one car garage and single width driveway and although the Board can be accommodating, he expressed concern that this may create precedence, although many homes in the neighborhood have created their own parking solutions, many without permits. Mr. Kearns acknowledged Mr. Ladd's attention to detail and for creating a plan that will be visually appealing in this neighborhood.

Ms. Eismeier commented that from a storm water drainage perspective, Mr. Ladd's proposal is adding more impervious surfaces to an area that is already having storm water drainage issues. She suggested that the storm water should be directed towards the stream as much as possible and away from the street. Removing the turf from the front

yard will help however from a vegetation perspective it will be beneficial to plan native bushes, shrubs, and trees. The best item is going to be something with a deep root structure that will hold its place on the streambank. The proposed planting list for the items on either side of the driveway near the street should be listed out with quantities and be submitted to the Community Development Department. Ms. Eismeier commented that she believes the City maintains a list of shrubs and trees that are good for stream bank plantings. Mr. Kearns inquired if this list contains the different types of grasses that Mr. Ladd proposed to plant near the sides of the driveway aprons. Ms. Eismeier stated that she believes these items are on the approved planting list but she was not certain.

Ms. Eismeier directed Mr. Ladd to follow the guidelines of the Codified Ordinances (Chapter 9) referencing trees, shrubs, weeds, and the like. Ms. Eismeier commented that she appreciates Mr. Ladd's sensitivity to the condition of the stream.

Member discussed and agreed that Mr. Vanderman and/or Ms. Statt Blake can administratively review and ultimately approve and monitor the landscaping and planting plan.

Mr. Jahnigen moved to approve the revised request for variance allowing the administration to further review, define, and monitor the landscaping plan. Mr. Kearns seconded the motion. By roll call vote, 3-0, all voted yes, the motion carried.

Excusal of Absent Members

Mr. Jahnigen moved to excuse Mr. Braun and Mr. Mowry. Mr. Kearns seconded the motion. By roll call vote, 3-0, all voted yes, the motion carried.

Adjourn

Mr. Jahnigen moved to adjourn the meeting. Mr. Kearns seconded the motion. There being no discussion, the motion to adjourn the meeting carried with all voting yes. The meeting adjourned at 6:00 p.m.

Respectfully submitted,

Debby Martin, Executive Assistant

Jennifer Eismeier, Councilmember
Acting Chair